



Niles 3rd Street Village Corridor Study





Corner of site at Broadway and 3rd Street, looking towards downtown

Neighborhood and Infrastructure

The study area of the 3rd Street Village neighborhood offers a unique threshold as part of the city's urban fabric. This site offers a transition between existing, established neighborhoods and the central business district. It is also the transition point of access to the Riverfront Park from the upper neighborhoods. The existing (and historic) electric shelter house offers a unique facility that carry adaptive reuse of the space for venues of the trail and park user. The site itself offers a development blend of mixed uses ranging from offices, commercial and a variety of residential offerings including single family homes, townhomes, apartments, and tiny homes. Its geographic setting provides unique overview of the river corridor below. The linear site is situated on a river bank, that will limit the development intensity with the grades. This challenge can carry effective uses for trails via switchbacks and overlooks allowing the pedestrian to transition from the street level to the river front trail system below.

Development roadway entrances to the new development on the west side of 3rd Street should be limited with intersections in alignment of with side streets on the east side of 3rd Street. To reduce the amount of curb cuts on the east side of 3rd Street with the potential for new single family homes consideration should be given to opening up the north-south alley way with access the homes new garages from the alley. With the development of the 3rd Street Village area opportunity exist for the utility services for this development to occur following the patterns of the new development. Utilization of utility easements should be considered between the new structures and facilities and be limited to below ground application for typical overhead lines.

Features and Amenities

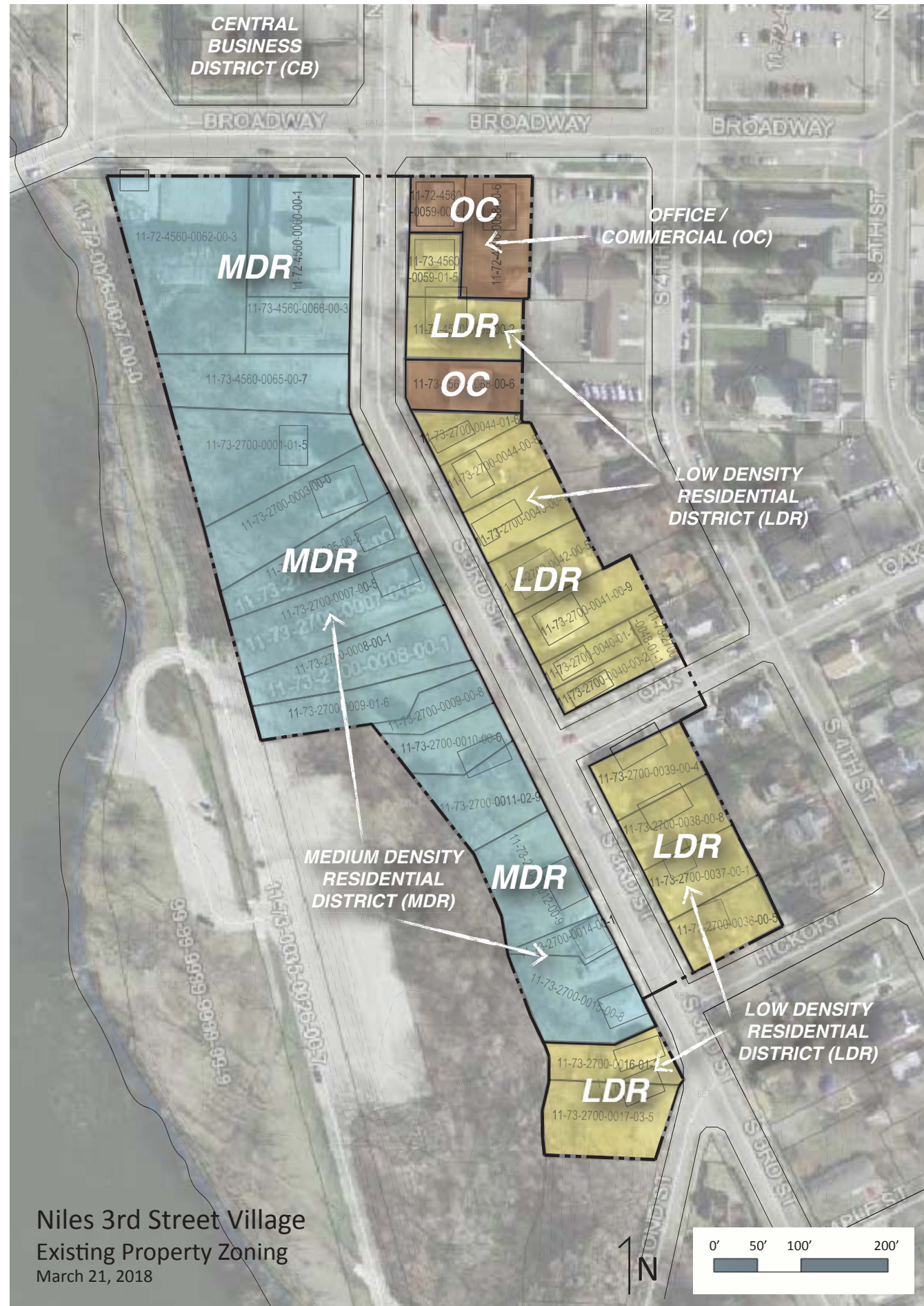
The 3rd Street corridor aesthetics and amenities should be a complement with the development and facility enhancements of the 3rd Street village area. The streetscape of the street should be very pedestrian friendly with adequate sidewalks and universal design throughout for ease of accessibility. Street lights should provide adequate light foot candles to promote visibility and safety. The street light standards used here can set the standard for other areas of the city. Landscape plantings of the street corridor should provide a uniform density and scale for those using the street. Landscaping can provide defining zones for the various development uses of the project.

Site development amenities can include benches, bicycle racks, trash receptacles, and wayfinding signage. Such wayfinding signage should provide helpful, quick information on directions to the vehicles and the pedestrians. These enhancements for the 3rd Street Village area can set the standards for other "gateways" into the City.

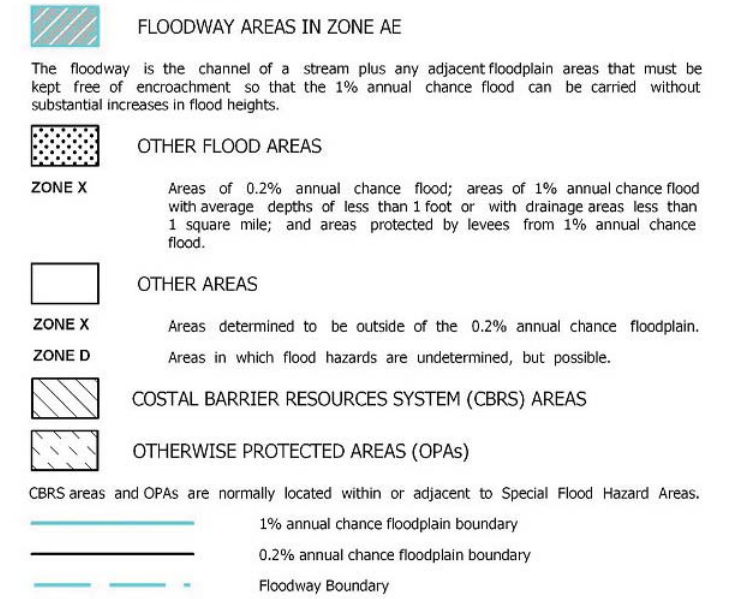
Project Development

The proposed design protects the most significant existing structures on the site, while limiting the removal of existing structures in good condition. The plan is designed to be able to be developed in stages, by multiple entities, across a flexible timeline. With the renewed interest in downtowns and neighborhood living, a new development in this location has the opportunity to attract residents to the city and downtown, and help the city to continue to turn towards one of its greatest resources, the river.





FEMA Flood Map



The entire site is outside of the FEMA designated flood areas, due to the the steep topography.





Existing Site Topography / Parcels





- Vacant Lot
- Single Family (Owner Occupied)
- Rental (Single, Duplex, or Multi-Family)
- Commercial
- Vacant Home/Rental

Visual Grade

	Parcel ID - West N to S	Address	Zoning	Status / Current Use
A	11-72-4560-0062-00-3	206 Broadway	MDR	City Electrical Sub station
	11-72-4560-0060-00-1	Lot 60	MDR	Vacant Lot
	11-73-4560-0066-00-3	16 S. 3rd	MDR	Vacant Lot
	11-73-4560-0065-00-7	20 S. 3rd	MDR	Vacant Lot
	11-73-2700-0001-01-5	30 S. 3rd	MDR	Vacant Lot
A	11-73-2700-0003-00-0	32 S. 3rd	MDR	Duplex - 2 units w/homestead
A	11-73-2700-0005-00-2	40 S. 3rd	MDR	Single Family - Owner Occ
	11-73-2700-0007-00-5	44 S. 3rd	MDR	Lot to primary res 40 S. 3rd
	11-73-2700-0008-00-1	52 S. 3rd	MDR	Vacant Lot
	11-73-2700-0009-01-6	54 S. 3rd	MDR	Vacant Lot
	11-73-2700-0009-00-8	56 S. 3rd	MDR	Vacant Lot
	11-73-2700-0010-00-6	60 S. 3rd	MDR	Vacant Lot
C	11-73-2700-0011-02-9	66 S. 3rd	MDR	Single Family - Owner Occ
B	11-73-2700-0012-00-9	114 S. 3rd	MDR	Single Family - Owner Occ
C	11-73-2700-0014-00-1	118 S. 3rd	MDR	Single Family - Owner Occ
D	11-73-2700-0015-00-8	122 S. 3rd	MDR	Multi Family - 4 unit Rental
C	11-73-2700-0016-01-2	124 S. 3rd	LDR	Single Family - Owner Occ
B	11-73-2700-0017-03-5	204 S. 3rd	LDR	Single Family - Rental

	Parcel ID - East N to S	Address	Zoning	Status / Current Use
A (preserve)	11-72-4560-0058-00-6	310 Broadway	OC	Duplex - 2 units, 1 owner occ
B	11-72-4560-0059-00-2	302 Broadway	OC	Vacant Commercial Building
B (preserve)	11-73-4560-0059-01-5	7 S. 3rd	LDR	Vacant Duplex - 2 units
C (preserve)	11-73-4560-0069-00-2	13 S. 3rd	LDR	Multi Family - 6 unit Rental
B (preserve)	11-73-4560-0068-00-6	19 S. 3rd	OC	Commercial Law Office
B	11-73-2700-0044-01-6	31 S. 3rd	LDR	Single Family - Owner Occ
D	11-73-2700-0044-00-8	35 S. 3rd	LDR	Multi Family - 4 unit Rental
	11-73-2700-0043-00-1	41 S. 3rd	LDR	Vacant Lot
D	11-73-2700-0042-00-5	47 S. 3rd	LDR	Vacant Home since 7/28/08
C	11-73-2700-0041-00-9	53 S. 3rd	LDR	Single Family - Owner Occ
B	11-73-2700-0040-01-1	57 S. 3rd	LDR	Multi Family - 3 unit Rental
D	11-73-2700-0040-00-2	61 S. 3rd	LDR	Duplex - 2 unit Rental
B	11-73-2700-0048-01-1	311 Oak	LDR	Single Family - Owner Occ
B (preserve)	11-73-2700-0039-00-4	101 S. 3rd	LDR	Single Family - Owner Occ
A (preserve)	11-73-2700-0038-00-8	107 S. 3rd	LDR	Single Family - Owner Occ
D	11-73-2700-0037-00-1	115 S. 3rd	LDR	Multi Family - 4 unit Rental
C	11-73-2700-0036-00-5	121 S. 3rd	LDR	Multi Family - 3 unit Rental

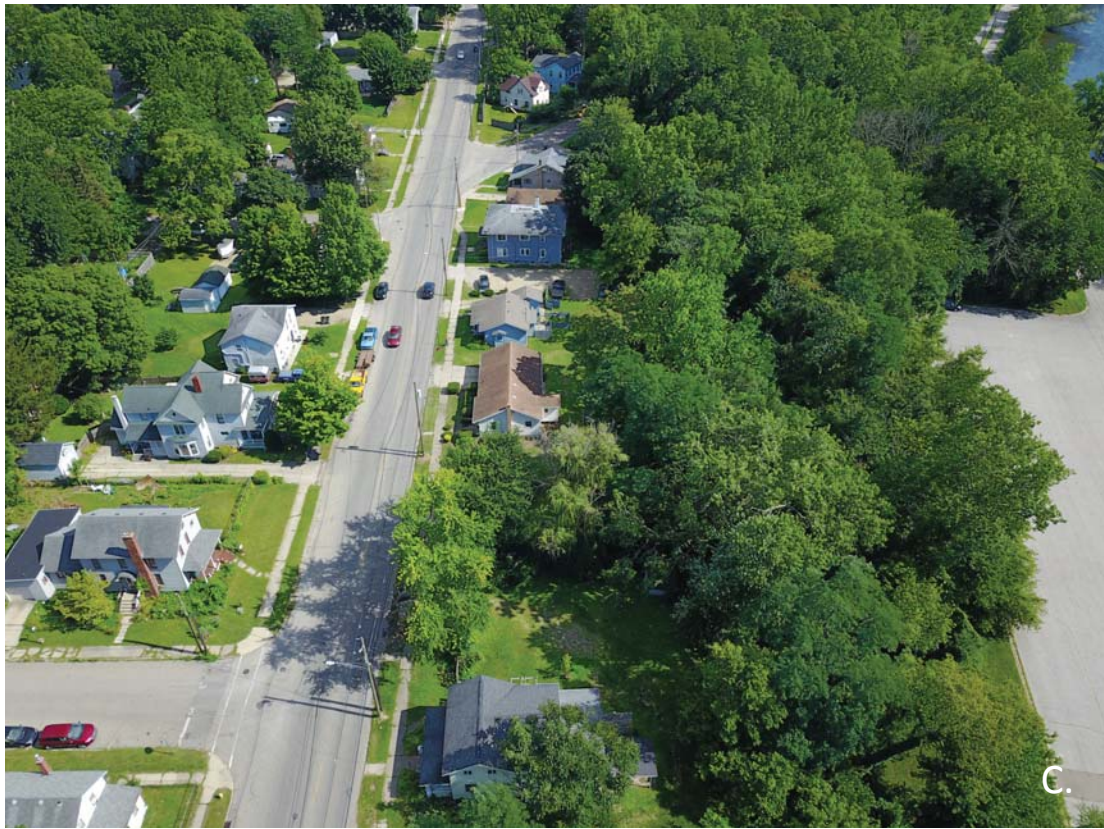




Existing Site Photo Locations



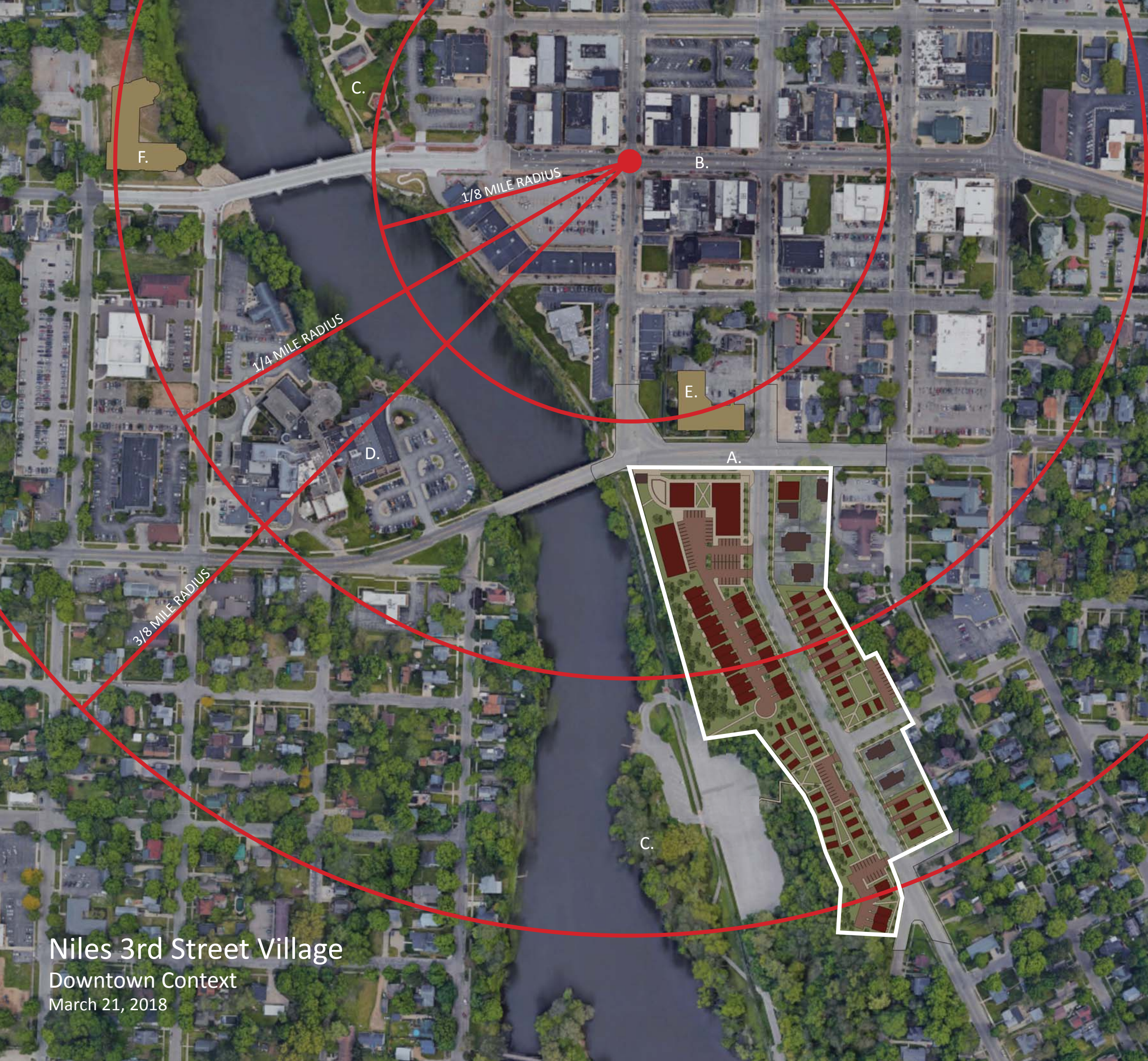
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Existing Site Photo Locations



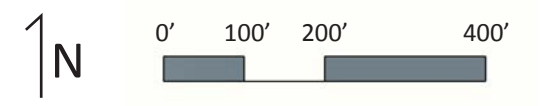
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Niles 3rd Street Village
Downtown Context
March 21, 2018

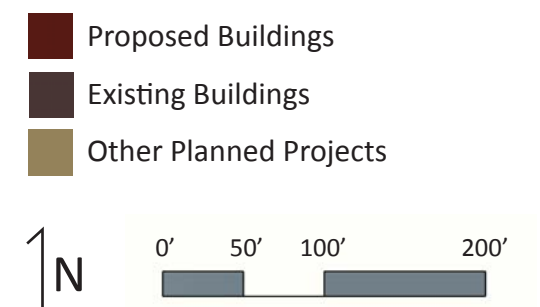
- A - Project Site
- B - Main Street Downtown Corridor
- C - Riverfront Park and Trail
- D - Lakeland Hospital
- E - Proposed Senior Apartment Building
-Not in scope
- F - Proposed Mixed-Use Apartment Building
-Not in scope

- Proposed Buildings
- Existing Buildings
- Other Planned Projects





- A - Mixed Use Buildings (45k-60k sq ft, 3 to 5 Floors)
 - Ground Floor Retail
 - Upper Floors Residential
- B - Residential Building (12k-24k sq ft, 2 to 4 Floors)
 - Overlooking river / trail
- C - 3 Story Townhomes (17x, 2200 sq ft each)
 - Attached 1.5-car garage
- D - 2 Story Townhomes (12x, 2200 sq ft each)
 - Walk out basement
 - Attached 2-car garage
- E - Courtyard Cottages (22x, 500 sq ft each)
- F - Single Family Homes (10x, 1400 sq ft each)
 - Detached garage, option for new alley access
- G - Public Outdoor Space
- H - Existing Structure (800 sq ft)
 - Reused for Retail/Community
- I - Existing Home / Apartment / Office
 - Retained and restored if necessary
- J - Planned Senior Apartments
 - Not in scope





Looking North at North end of site

February 2018 - Aerial Flood Photos of Site
 -No areas of proposed development appear to be affected, even by this unusually severe flooding



Looking Northeast at South end of site

